

TINKERVIEW TOWNHOUSES ANNUAL HOA MEETING

November 9, 2021

Cloverdale Church of the Brethren

www.tinkerview.org

Meeting called to order by President, Cary Hunley, at 7pm.

Homeowners present: John Girard, Regina Hurd, Judy Hosey, Nada Melki, Cheryl Green, Donna Hodges, Ann Nixon, Dennis Light, Karen Thomas, Dan Myers, and Judy Walauski.

The HOA telephone number is 540-494-3195.

HOA email address: tinkerviewtownhomes@yahoo.com

HOA dues are owed on the 1st of every month, with a grace period until the 10th of every month. On the 11th day of the month and thereafter, a \$25 late fee will be applied to the ledger of the unit.

Cary Hunley reported:

- Positions 1, 2, 3, 4 and 5 were up for election. There was no quorum present; the Board will serve fiscal 2022 is as follows:
- Cary Hunley, President
- Scot Finley, Vice President
- Robin Green, Treasurer
- Jaime Gray, Secretary
- Brenda Holmes, Board Member

- Financial comparison for November 2020 and 2021 was as follows:

As of November 10, 2020:

- Operating Account \$27,534.44
- Reserve Account \$48,224.09
- Suntrust CD \$30,000.

As of November 9, 2021:

- Operating Account \$37,445.41
- Reserve Account \$51,442.12
- Investments \$50,000.00

2021 Accomplishments:

- The trailer at the dumpster area was rebuilt.
- Continued vinyl siding initiative on the lower level (3 Units).
- Cleaned gutters throughout the community.
- Repaired broken sewer and water lines.
- Repainted the parking areas throughout the community.
- Minor repairs were made throughout the community on general maintenance items such as screens, lights, roofing, pressure washing, replacing retaining wall caps, etc.

2022 Goals:

- The goal is to complete the final 5 unit fronts and 5 unit sides on the lower level with vinyl siding.

- We hope to begin the first of four stages of landscaping on the hill at the villas; stage one will cover from beside Unit 429 to the front of Unit 366.
- All 8 decks that are the responsibility of the HOA will be replaced with a low maintenance, composite decking material. This initiative will cover the back decks from Units 23 to 29 and Units 423 to 429.
- Other maintenance and minor repairs will be addressed on an “as needed” basis.

Other items:

- Lawn maintenance will continue with One Earth Landscapes at \$750 per cut; this expense is a reduction from what Alluring Landscapes invoiced the community.

Scot Finley reported:

- The Board has opened an annuity with Trust Bank on October 11, 2021; the amount invested was \$50,000.00 at a 2.25% interest rate.
- An update was given on OPN Law collecting unpaid HOA fees.

The next meeting will be held at 7pm on December 21, 2021 at Cloverdale Church of the Brethren.

Meeting was adjourned.

“This is your community! Whether you own or rent! Let us all take pride in the way it looks!”